

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 2, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ROC-36423 - REVIEW OF CONDITION – PUBLIC HEARING - APPLICANT/OWNER: BELL REAL ESTATE COMPANY - Request for a Review of Conditions #3 and #4 of a previously approved Major Modification (SDR-21141) to an approved Site Development Plan Review (SDR-11676) TO DELETE THE REQUIREMENTS FOR RIGHT-OF-WAY IMPROVEMENTS PER THE DOWNTOWN CENTENNIAL STREET STANDARDS IN CONDITION #3 AND DELETE THE REQUIREMENT FOR ALL TREES IN CONDITION #4 on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road (APNs 162-04-704-008, 162-04-802-001, 002, 003 and 004), M (Industrial) Zone, Ward 3 (Reese). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for SDR-21141
6. Submitted after Final Agenda – Support Letter/Postcards
7. Submitted after Meeting – Recordation Notices of Council Action and Conditions of Approval

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY TABITHA FIDDYMENT, 8345 West Sunset Road, appeared on behalf of the applicant. She explained that the site is the Whittlesea Bell Employee Parking Garage, which

CITY COUNCIL MEETING OF: DECEMBER 2, 2009

houses 1,500 taxicabs. Because the garage is relatively new, the sidewalks were reconstructed to comply with the Centennial Plan standards. She showed a photo of the site and pointed out the concern dealing with the trees, which if planted, would impact taxi drivers' visibility and create a safety issue for entering/exiting the parking garage. Industrial Road is a heavily traveled street, and vehicles travel at high speeds on this street. Different options for planting the trees were explored, but the problem with visibility continued, so she asked for an approval, excluding the requirement of the planting of trees.

TODD FARLOW stated the Arbor Day Foundation named the City of Las Vegas as one of the best tree cities. He preferred having the trees and suggested having a planter on the rooftop.

COUNCILMAN REESE agreed with MR. FARLOW in having the trees; however, he met with the applicant and visited the site and understood the dilemma. The expense of placing the trees elsewhere on site would be exorbitant, and he believed the landscaping provided will be adequate. He appreciated the applicant's efforts in maintaining the site and supported removing the requirement to place the trees on site.

MAYOR GOODMAN declared the Public Hearing closed.

